

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode  
35 Clifton Way, Endeavour Hills, Vic 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$800,000

&

\$880,000

### Median sale price

Median price \$872,500 Property type House Suburb Endeavour Hills

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Rosedale Ct, Endeavour Hills, VIC 3802	\$860,000	20/08/2025
1 Wilkin Court, Endeavour Hills, VIC 3802	\$880,000	08/10/2025
3 Derry Close, Endeavour Hills, VIC 3802	\$875,000	10/12/2025

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 03/02/2026